

HOUSE BILL 276

By Casada

AN ACT to amend Tennessee Code Annotated, Title 13,
Chapter 7, relative to zoning.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Title 13, Chapter 7, is amended by adding the following language as a new part:

13-7-501.

(a) Prior to certifying or adopting a zoning plan, zoning ordinance or update to a zoning ordinance, a local board of zoning appeals or local legislative body shall:

(1) Notify all affected landowners of such actions by:

(A) Regular mail; and

(B) Sufficient public notice given by publication in a newspaper of general circulation in the city or county in which the affected landowner resides; and

(2) Conduct a public hearing to obtain input from all affected landowners.

(b) The notification required pursuant to subdivision (a)(1)(A) shall include a detailed summary describing the differences between the existing and proposed zoning changes.

(c) The notice requirements of this section are in addition to, and not in substitution of, any other notice required by law.

SECTION 2. This act shall take effect upon becoming a law, the public welfare requiring it.